

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

JUNE 28, 2016

6:00 PM PUBLIC HEARING

LOCATION: DULLES ROOM  
1<sup>st</sup> Floor, Gov. Ctr.

**PC PRESENT:** Jeff Salmon, Chairman, Dulles District; Cliff Keirce, Vice Chairman, Broad Run District; Fred Jennings, Ashburn District; Jim Sisley, At Large; Charles Douglas, Blue Ridge District; Eugene Scheel, Catoctin District; Ad Barnes, Leesburg District; Dan Lloyd, Sterling District.

**PC ABSENT:** Kathy Blackburn, Algonkian District.

**STAFF PRESENT:** Ricky Barker, Director, Planning and Zoning; John Merrithew, Assistant Director, Planning and Zoning; Lauri Sigler, Assistant County Attorney; Mark Stultz, Zoning Administrator; Michele Lohr, Assistant Zoning Administrator; Planners: Judi Birkitt, Marie Genovese, Rick Hancock, George Hoddinott, Jackie Marsh; Nancy Bryan, Recording Secretary.

### I. DISCLOSURES

1. Mr. Keirce met on 6/3/16 with John Andrews regarding the Stonewall Creek Business Park application; met on 6/14/16 with Colleen Gillis and Bob Woodruff regarding the One Loudoun application; had a phone call on 6/19/16 with Colleen Gillis and Bob Woodruff regarding the One Loudoun application; met on 6/24/16 with Bill May and Bob Woodruff regarding the One Loudoun application.
2. Mr. Douglas attended the State of Loudoun meeting on 5/25/16; on 6/6/16 had a discussion with Sarah Stinger regarding the AT&T Short Hill application.
3. Mr. Scheel had breakfast on 6/16/16 with Bill Sellers of Journey Through Hallowed Ground regarding policy matters.
4. Mr. Salmon had a telephone conversation on 6/16/16 with Colleen Gillis regarding the One Loudoun application; on 6/20/15 had a telephone conversation with Christine Gleckner regarding the JSF East Gate Self Storage application; on 6/20/16 had a telephone conversation with Pat Coggins from Atapco regarding the JSF East Gate Self Storage application; on 6/20/16 attended the inaugural Comprehensive Plan Stakeholders Steering Committee; on 6/27/16 had a telephone conversation with Pat Quante from the Zoning Ordinance Action Group regarding temporary signs.

### II. PUBLIC HEARING ITEMS

1. **ZOAM 2016-0005, Proposed Zoning Ordinance Amendment to Amend the Revised 1993 Loudoun County Zoning Ordinance to Revise Regulations in Regard to Temporary/Political Signs; ZOAM 2016-0004, Proposed Zoning Ordinance Amendment to Amend the Revised 1993 Loudoun County Zoning Ordinance to Revise Regulations in Regard to Municipal Wells; ZOAM 2016-0002, Proposed Zoning Ordinance Amendment to Amend the Revised 1993 Loudoun County Zoning Ordinance to Revise Regulations in Regard to Data Centers in the Commercial Light Industry Zoning District**

No public comment.

Mr. Sisley requested that the three Zoning Ordinance Amendments be voted on separately.

Mr. Salmon moved, seconded by Mr. Sisley that the Planning Commission forward ZOAM 2016-0002, Data Center in CLI to the Board of Supervisors with a recommendation of approval.

(7-1-1, Sisley opposed; Blackburn absent).

Mr. Salmon moved, seconded by Mr. Sisley that the Planning Commission forward ZOAM 2016-0004, Municipal Wells to a future worksession of the Planning Commission.

(8-0-1, Blackburn absent).

Items for further discussion include additional language to clarify municipal wells.

Mr. Salmon moved, seconded by Mr. Barnes that the Planning Commission forward ZOAM 2016-0005, Temporary/Political Signs to a worksession of the Planning Commission for further comments.

(7-1-1, Douglas opposed; Blackburn absent).

Items for further discussion include construction signs.

**2. ZMAP 2015-0013, SPMI 2015-0016, JSF East Gate**

No public comment.

Mr. Salmon moved, seconded by Mr. Douglas that the Planning Commission forward ZMAP 2015-0013, SPMI 2015-0016, JSF East Gate to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated May 26, 2016, the Conditions of Approval dated June 1, 2016 and based on the Findings for Approval in the June 28, 2016 Planning Commission Public Hearing Staff Report.

(8-0-1, Blackburn absent).

**3. ZRTD 2015-0007, ZMOD 2015-0024, Storage Development Partners**

No public comment.

Mr. Keirce moved, seconded by Mr. Sisley that the Planning Commission forward ZRTD 2015-0007, ZMOD 2015-0024, Storage Development Partners to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated May 31, 2016 and based on the Findings for Approval in the June 28, 2016 Planning Commission Public Hearing Staff Report.

(7-1-1, Douglas opposed; Blackburn absent).

**4. ZCPA 2015-0015, ZMOD 2015-0015, SPEX 2015-0039, SPEX 2015-0040, SPEX 2015-0041, SPEX 2015-0042, SPEX 2015-0043, SPEX 2015-0044, SPEX 2015-0045, Stonewall Creek Business Park**

*Commissioner Sisley recused himself from participating in the application due to a personal and business interest in the organization, the applicant. "Pursuant to Virginia Code Sections 2.2-3112 and 2.2-3115 I hereby disclose that I have a contracted real estate representation*

*agreement with properties that are immediately adjacent to the properties that are subject to this application. I shall not participate in any Planning Commission discussions or vote or in any manner act on this application nor shall I discuss the application with other government officers or employees at any time.*

No public comment.

Mr. Scheel moved, seconded by Mr. Keirce that the Planning Commission forward ZCPA 2015-0015, SPEX 20150039, SPEX 2015-0040, SPEX 2015-0041, SPEX 2015-0042, SPEX 2015-0043, SPEX 2015-0044, SPEX 2015-0045, and ZMOD 2015-0015, Stonewall Creek Business Park, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated May 17, 2016, and the Conditions of Approval dated June 1, 2016, and based on the Findings for Approval in the June 28, 2016 Planning Commission Public Hearing Staff Report.

(7-0-1-1, Sisley recused; Blackburn absent).

**5. ZCPA 2015-0010, SPEX 2015-0014, Broadlands South Sections 204, 206, 208 & 94**

*Mr. Keirce disclosed the following: "Regarding the application ZCPA 2015-0010, SPEX 2015-0014, Broadlands South Sections 204, 206, 208 & 94, I wish to disclose that I sit on the Broadlands Homeowners' Association Board of Directors and in that capacity I sit on the same board with persons who are employees of the Broadlands Associates, LLP, the owner and applicant of the referenced Broadlands applications. I have no personal or financial interest in the referenced applications and believe I am able to participate in the consideration of these applications fairly, objectively and in the public interest."*

Public comment:

1. Jim Sammartino, Broadlands resident
2. Jim Bonfils, Quail Pond Estates resident
3. Frank Quine, Broadlands resident
4. Sandy Gisburne, Broadlands resident

Mr. Keirce moved, seconded by Mr. Sisley that the Planning Commission forward ZCPA 2015-0010, SPEX 2015-0014 to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated May 3, 2016 and the Conditions of Approval Herein, and based on the Findings for Approval in the June 28, 2016 Planning Commission Public Hearing Staff Report.

(8-0-1, Blackburn absent).

**V. WORKSESSION ITEM**

**1. ZMAP 2015-0007, ZCPA 2015-0013, SPMI 2015-0008, ZMOD 2015-0011, One Loudoun**

Mr. Keirce moved, seconded by that the Planning Commission forward ZMAP 2015-0007, ZCPA 2015-0013, SPMI 2015-0008, ZMOD 2015-0011, One Loudoun to a future Planning Commission worksession for further discussion.

(8-0-1, Blackburn absent).